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TRANQUIL PLACE THE DOWNS, LOOE, PL13 2BA

PRICE GUIDE £950,000





SOLD - Scott Parry Associates are pleased to report another successful sale - An extraordinary seaside home, privately positioned within partially walled gardens and commanding a stunning prospect over the beautiful harbour and the shimmering azure waters of Looe Bay. About 2179 sq ft, 29' Open Plan Living Room/Kitchen, 17' Garden Room, 3 Double Bedrooms (All Ensuite), Studio/Summerhouse used for Guest Accommodation (Bed 4), Canopied Verandah, Double Garage, Pretty Gardens.

CLOSE TO THE WATERFRONT, TOWN CENTRE 0.5 MILE,
FOWEY 10 MILES, PLYMOUTH 21 MILES



LOCATION

Tranquil Place lies in a prized residential, near beachside setting from which one can enjoy the distracting 180 degree panorama with tidal seafaring traffic including trawlers, day boats and leisure craft constantly in view.

The Downs comprises a quiet and well established residential area with no through traffic and a mix of individual houses with elevated views over the townscape, estuary, harbourside and past the iconic Banjo Pier out into Looe Bay and The English Channel. The Downs also provides areas of open space and natural areas perfect for dog walkers and with the green spaces being home to an abundance of wildlife despite the edge of town setting.

Parts of the neighbouring coastline are in the ownership of the National Trust. With almost direct access to the beach and the South West Coast Path the location will suit those seeking to pursue the seaside lifestyle with Talland Bay only three miles walk to the west. The quiet Hannaford Beach provides a superb environment for bathing, kayaking and snorkelling, in addition, Looe's main beach, the banjo pier and bustling harbourside lie within walking distance.

The historic town of Looe has a working fishing harbour, boasts a thriving tourist industry and is also popular with boating enthusiasts. The town provides a wide range of shopping and community facilities, together with award winning restaurants. On the edge of the town is a branch line station linking with the main line at Liskeard (Plymouth to London 3 hours).

Golf is available at Portwrinkle, St Mellion International Golf Resort, or Looe Bindown. The sailing waters of the area are favoured by yachtsmen and deep water moorings are available on the Rivers Lynher and Tamar at St Germans, Saltash and Fowey/Polruan. Saltash has a Waitrose store and the city of Plymouth offers an abundance of facilities centred around the historic and fascinating waterfront areas of the Barbican and Hoe. The ferryport provides regular crossings to France and Northern Spain.

The Tamar Valley AONB, the surfing beaches of North Cornwall, historic country houses and many other places of interest lie within an easy drive. The Rame Peninsula (visible across the Bay) is relatively little known, often described as 'Cornwall's forgotten corner', forming part of the Cornwall Area of Outstanding Natural Beauty with quiet beaches and outlined by the South West Coastal Path. The Mount Edgcumbe Country Park, an 800 acre area of coastal woodland and open hillsides, is possibly one of the most beautiful and varied locations of Cornwall







DESCRIPTION

Tranquil House comprises a unique detached house in an elevated position on The Downs and with a fabulous aspect over the historic town and harbour landscape taking in the Looe Estuary to the north and the coastal waters to the south - a truly awe inspiring view.

The property will be found to be well presented to a contemporary standard with full double glazing and mains gas central heating providing an energy rating of C. The bespoke kitchen by CK Kitchens incorporates Corian worksurfaces and AEG hob with Neff ovens and warming drawer - this space combined with the living room creates wonderful family and entertaining space with large picture windows capitalising on the views.

The accommodation is largely laid out over one floor (with one ensuite being on the lower ground floor) extending to about 2179 sq ft and briefly comprises - Reception Lobby and Hall with Cloakroom/WC off - 29' Open Plan Living Room/Kitchen with triple aspect and Laundry Room off - 17' Garden Room with vaulted ceiling, tiled floor and wide folding doors to Verandah - 20' Principal Bedroom with wide bay window and Ensuite Shower Room/WC - 16' Second Bedroom with Juliet Balcony and staircase descending to the intriguing Ensuite Shower Room/WC - 18' Third Bedroom again with Ensuite Shower Room/WC.

OUTSIDE

The property is approached over The Downs which is in the ownership of the West Looe Town Trust, there is a full easement granted for access. This in turn leads to the double garage of about 500 sq ft with electric door and electric pedestrian door giving access to the garden and property and creating a secure environment.

The gardens are partially walled providing a great degree of privacy with a fine south aspect and panoramic views over the Looe Estuary, Harbour, Town and the coastal waters of Looe Bay. An amazing glass roofed verandah provides shelter during inclement weather with an expansive decked terrace strategically positioned to take full advantage of the views. There are gravelled areas and lawns with orchard and raised beds providing a productive kitchen garden. Within the lower garden there is a discreetly positioned Studio/Summerhouse which is used as overflow guest accommodation as previously described.

EPC RATING - C, COUNCIL TAX BAND - F

SERVICES - Mains water, electricity drainage and gas. Broadband - Fttc. Mobile Coverage - Likely.

DIRECTIONS

Using Sat Nav - Postcode PL13 2BA



Tranquil Place, The Downs, Looe, PL13

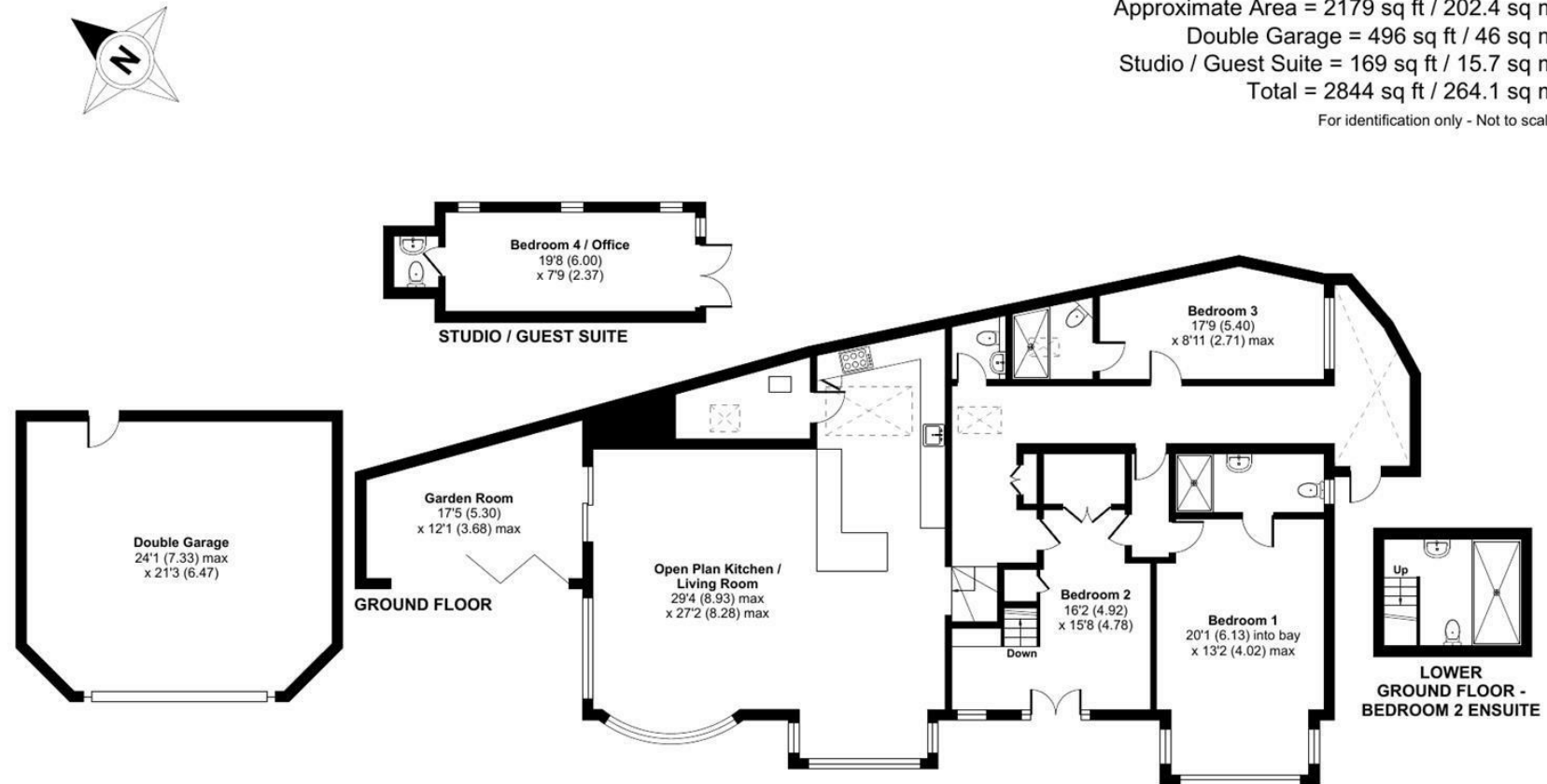
Approximate Area = 2179 sq ft / 202.4 sq m

Double Garage = 496 sq ft / 46 sq m

Studio / Guest Suite = 169 sq ft / 15.7 sq m

Total = 2844 sq ft / 264.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Scott Parry Associates. REF: 1163893

These particulars should not be relied upon.